

165.A

0005

0016.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

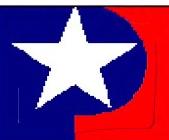
287,500 / 287,500

USE VALUE:

287,500 / 287,500

ASSESSED:

287,500 / 287,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
49-53		APPLETON ST, ARLINGTON

OWNERSHIP

Owner 1:	ROBAK STANLEY J	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 49-53 APPLETON ST #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	PATTEN MARTHA L -
Owner 2:	-
Street 1:	49-53 APPLETON ST #2
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Asbestos Exterior and 690 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7132																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	287,500			287,500		
Total Card	0.000	287,500			287,500	Entered Lot Size	
Total Parcel	0.000	287,500			287,500	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	416.67	/Parcel: 416.6	Land Unit Type:	

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total: _____ Spl Credit: _____ Total: _____

apro 2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

12827!

PRINT

Date 12/11/20 Time 02:51:43

LAST REV

Date 09/05/18 Time 14:45:05

danam

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			CONDO CONVERSION 1997, Building Number 1.									
Sty Ht: 1 - 1 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 3 - BrickorStone				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 5 - Asbestos				A HBth:	Rating:												
Sec Wall: 2 - Clapboard 10%				OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES													
Roof Cover: 2 - Slate				Kits: 1	Rating: Good												
Color: YELLOW				A Kits:	Rating:												
View / Desir:				Fpl: 1	Rating: Good												
GENERAL INFORMATION				WSFlue:	Rating:												
Grade: C - Average				CONDOS INFORMATION													
Year Blt: 1890	Eff Yr Blt:			Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:	1 - 1st Floor												
Const Mod:				% Own:	7.500000000												
Lump Sum Adj:				Name:	172 - 7132												
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall: 2 - Plaster				Functional:		%		Interior:		1	3	1	1				
Sec Int Wall:		%		Economic:		%		Additions:									
Partition: T - Typical				Special:		%		Kitchen:									
Prim Floors: 3 - Hardwood				Override:		%		Baths:									
Sec Floors:		%		Total:	18.6	%		Plumbing:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	295.00			Heating:									
Bsmnt Gar:				Size Adj.: 1.35000002				General:									
Electric: 3 - Typical				Const Adj.: 0.97371608				COMPARABLE SALES				SUB AREA					
Insulation: 2 - Typical				Adj \$ / SQ: 387.782				Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext: S				Other Features: 68750													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.04999995													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 353136													
% Com Wall		% Sprinkled:		Depreciation: 65683													
				Deprecated Total: 287453													
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make: [] Model: [] Serial #: [] Year: [] Color: []				Juris. Factor:			Before Depr:	407.17									
SPEC FEATURES/YARD ITEMS				Special Features: 0			Val/Su Net:	416.67									
				Final Total: 287500			Val/Su SzAd:	416.67									
PARCEL ID 165.A-0005-0016.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: [] Total Special Features: [] Total: []																	
IMAGE AssessPro Patriot Properties, Inc																	
																	